LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.#: Co Special Permit #195, Prel. Plat #02011
Beaver Creek Community Unit Plan

NOTE: This is a combined staff report for related items. This report contains a single background and analysis section for all items. There are separate conditions for each individual application.

Date: May 2, 2002

PROPOSAL: A Community Unit Plan and Preliminary Plat to create 7 acreage lots and 5 outlots.

WAIVER REQUEST: Waivers of street trees, street lighting, landscape screens, sidewalks, and block length.

LAND AREA: 120.49 acres, more or less.

CONCLUSION: This plat and community unit plan generally conforms with the Comprehensive Plan and adopted Regulations.

RECOMMENDATION:	Conditional Approval of the Special Permit
	Conditional Approval of the Preliminary Plat

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 34 I.T., 35 I.T., 40 I.T., and 41 I.T., located in the NW1/4 of Section 28, T10N, R8E, in the 6th P.M., Lancaster County, Nebraska.

LOCATION: S. 134 Street and 'O' Street (Highway 34).

APPLICANT: J. D. Burt

Design Associates 1609 "N" Street Lincoln, NE 68508 (402) 474-3000

OWNERS: Robert G. Hall

800 Lakewood Drive Lincoln, NE 68510 Mervin and LaDonna Van Engen

14201 "O" Street Lincoln, NE 68510

CONTACT: J. D. Burt

(402) 474-3000

EXISTING ZONING: AG Agricultural in the Lancaster County Jurisdiction.

EXISTING LAND USE: Agriculture and one dwelling.

SURROUNDING LAND USE AND ZONING:

North: Industrial and Agriculture, zoned I and AG, Manufacturing plant and storage.

South: Agriculture and bike trail, zoned AG

East: Agriculture, zoned AG

West: Pet Cemetery and Crooked Creek Golf Course and CUP, Zoned AGR

ASSOCIATED APPLICATIONS: This request is for County Special Permit # 195 and Preliminary Plat #02011

HISTORY: Changed from AA Rural and Public Use to AG Agricultural in the 1979 zoning update.

COMPREHENSIVE PLAN SPECIFICATIONS: The 1994 Comprehensive Plan shows this area as Agriculture and Natural/Environmentally Sensitive along the stream. A cluster is permitted by special permit in the County AG district.

UTILITIES: There is no public sewer available. This is in the Lancaster County Rural Water District #1.

TOPOGRAPHY: Rolling land, draining from west to east. There is a wooded creek bisecting the land from west to east.

TRAFFIC ANALYSIS: This is served by Highway 34/"O" Street, a future four lane facility. S. 134th Street is paved to about the south end of the subject property. The proposed "East Middle Beltway" is located ½ mile to the west of this project.

PUBLIC SERVICE: This is in the Southeast Fire District and the Waverly School District. This is served by the Lancaster County Sheriff's Department.

REGIONAL ISSUES: Expansion of the acreage areas. Clustering to preserve farm land and environmental areas.

ENVIRONMENTAL CONCERNS: The Historic and Ecological resources survey shows no resources on this site. There is some native hay shown south of this land. The Mo Pac Trail abuts the south edge of this property. The soil rating on this land is 5.5 on a scale of 1 to 10 where 1 to 4 is prime. This is not prime ag land. There is a wooded drainage way and floodplain across the southern 1/3 of this parcel. This is located on an east bank tributary to Stevens Creek.

AESTHETIC CONSIDERATIONS: Entryway to Lincoln

ALTERNATIVE USES: Continued farming or 6 dwellings on 20 acre parcels.

ANALYSIS:

- 1. This request is for a Special Permit for a Community Unit Plan and a Preliminary Plat for 7 acreage residential lots and 5 outlots. Two gravel private streets are proposed.
- 2. Individual wells and individual sewage disposal are proposed. The lots are large enough for lagoons if percolation will not support a septic system. The water report indicates water can be expected in volumes of 10 to 440 gallons per minute. The Health Department review has not been received at the time of this writing.
- 3. This request is in general conformance with the Comprehensive Plan.
- 4. The applicant is requesting waivers to street lighting, street trees, landscape screens, and sidewalks, These waivers are consistent with the rural nature of the subdivision, the character of the land and the provisions of the County regulations. The area is not to be annexed by the city at this time. The existing farm land and proposed acreages do provide storm water detention equivalent to the Lincoln standards.
- 5. The applicant is requesting a waiver of the block length along the north, south east and west of the plat. The waiver is reasonable considering the nature and use of the land for farming, existing floodplain and topography. The Cul-de-sac length exceeds the 1,000 feet of the design standards, since it is a temporary turnaround for future extension and serves just four lots, the length may be appropriate.

6. The density calculations for the project are as follows;

120.49 acres @ 20 acres per dwelling = 6.0245 dwellings

X 1.20 for the bonus = 7.23 dwellings permitted

Requested 7 units

7. The County Engineers letter of March 29, 2002 notes the following;

- Access to South 134th Street to be relinquished except at Silverfox Lane. Will allow one agricultural access <u>only</u> to South 134th Street for Outlot A.
- 2) All streets, roads and temporary turn-arounds to be constructed and surfaced to Lancaster County standards.
- 3) Developer shall install all signage that is determined necessary.
- 4) The flood plain limit shown on the grading plan has no relation to the existing contours. A flood study shall be performed to determine the actual flood plain limits.
- 5) The flow rates from both culverts are to low. No information is provided on how these rates were determined.
- 6) Access and development along "O" Street shall be reviewed by Nebraska Department of Roads since "O" Street is U.S. Highway 34.
- 8. Building and Safety notes;
 - 1. A portion of this plat is within the 100 year flood plain. A flood plain development permit is required prior to any development, including grading, street and utility improvements, within the flood plain and/or floodway. Compliance with Section 404 of the Federal Water Pollution Control Act Amendments of 1972 is required prior to flood plain development permit approval. No development or substantial improvements may be permitted within the flood plain unless the applicant has demonstrated that the proposed development or substantial improvement, when combined with all other existing and reasonable anticipated developments or substantial improvements, will not increase the water surface elevation of the 100 year flood more than one foot at any location.

- 2. General Note No. 18 specifies setbacks to conform to AGR zoning district and specifies 50' front, 15' side and the lesser of 50' or 20 % of the lot depth for the rear yard setback. We will read this that the specific 50' front yard will control and that the 80' maximum front yard provision of the AGR district will not apply.
- 9. Watershed Management/Public Works notes:
 - 1. The approximate zone A boundaries from FEMA shown on Sheet 2 of 3 are unacceptable due to their inaccuracy. This is evidenced by the zone A flood plain delineations crossing several contours. A detailed hydrologic and hydraulic analysis is required to determine the base flood elevation and boundary.
 - 2. The elevations provided for the culverts on sheet 2 of 3 need to be shown on the same datum as the contours. Provide necessary input data on the culverts, such as Tc, CN, design flow, frequency, etc. The tailwater information shown is a relative number not an elevation, show the elevation of the tailwater using contour datum (NAVD 88).
 - 3. If a conservation easement is desired, then it needs to be given to a government entity through an easement document that includes a legal description. Otherwise it should be listed on the preliminary and final plat as a drainage easement outlot.
- 10. Parks Department notes a group should be identified for the proposed conservation easement.
- 11. The Health Department has not responded at this time.
- 12. The Lower Platte South NRD has not responded at this time.
- 13. The Nebraska Department of Roads has not responded at this time.
- 14. The applicant is requesting a 20% bonus for preservation of the rural character of open fields, pastures and wooded area. Reservation of the outlots is proposed for both agriculture, flood plain and a proposed conservation easement.

CONDITIONS FOR SPECIAL PERMIT #195:

Site Specific:

- 1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the County Board's agenda: (NOTE: These documents and plans are required by resolution/ordinance or design standards.)
 - 1.1 Make the corrections requested by the County Engineer in his letter of March 29, 2002;
 - Access to South 134th Street to be relinquished except at Silverfox Lane. Will allow one agricultural access <u>only</u> to South 134th Street for Outlot A.
 - 2) All streets, roads and temporary turn-arounds to be constructed and surfaced to Lancaster County standards.
 - 3) Developer shall install all signage that is determined necessary.
 - 4) The flood plain limit shown on the grading plan has no relation to the existing contours. A flood study shall be performed to determine the actual flood plain limits.
 - 5) The flow rates from both culverts are to low. No information is provided on how these rates were determined.
 - 6) Access and development along "O" Street shall be reviewed by Nebraska Department of Roads since "O" Street is U.S. Highway 34.
 - 1.2 Provide hydrologic and hydraulic analysis to determine the base flood elevation and boundary, to the satisfaction of the County Engineer and Watershed Management.
 - 1.3 Show the flood plain delineation and elevation.
 - 1.4 Note the abandoned rail line is also the bike trail.
 - 1.5 Amend Note #18 to reflect the setback dimensions only.
 - 1.6 Show all elevations in NAVD 88.

- 1.7 The conservation easements cannot be dedicated in the preliminary plat or special permit. It should note it will be deeded to a government entity or appropriate non-profit prior to building permits.
- 1.8 Show the name of the trees in the tree mass to be preserved.
- 1.9 Revise the legal to note Range 8.
- 1.10 Revise note #21 to specifically state lagoons will not be prohibited.
- 1.11 Revise the approval block for the Planning Commission to include the special permit.
- 1.12 Revise the approval block of the County Board to reflect the special permit, not the preliminary plat.
- 1.13 Revise the Surveyors Certificate to reflect standard language.
- 1.14 Show the adjoining roadways and street intersections.
- 1.15 Receive the approval the Lincoln Lancaster County Health Department on the water report.
- 1.16 Show the locations and direction of flow of the water courses.
- 1.17 Amend the street name of "O" Street to include Hwy 34.
- 1.18 Add a note to provide that the lowest floor elevation and any opening shall be certified as 1 foot above the determined flood plain elevation, during the building construction process.
- 1.19 Receive approval from the NDOR for the construction and use of S. 142nd St.
- 2. This approval permits 7 single family lots.

General:

- 3. Before receiving building permits:
 - 3.1 The permittee is to submit a revised site plan and the plan is found to be acceptable.

- 3.2 The permittee is to submit six prints and a permanent reproducible final site plan as approved by the County Board.
- 3.3 The construction plans are to comply with the approved plans.
- 3.4 The final plat(s) is/are approved by the County Board.
- 3.5 The required easements as shown on the site plan are recorded with the Register of Deeds.
- 3.6. The County Board approves associated requests:
 - 3.6.1 Beaver Creek Preliminary Plat #02011.
 - 3.6.2 A waiver to the sidewalk, street paving, street lights, storm water detention, landscape screen, and street tree requirements since the area is of larger lots, a rural nature and the subdivision will not be annexed.
 - 3.6.3 A modification to the requirements of the land subdivision ordinance\resolution to permit a block length in excess of 1320' along the north, south, east and west perimeter of this subdivision.
- 3.7 The County Engineer has approved:
 - 3.7.1 An agreement for street maintenance.

STANDARD CONDITIONS:

- 4. The following conditions are applicable to all requests:
 - 4.1 Before occupying this Community Unit Plan all development and construction is to comply with the approved plans.
 - 4.2 Before occupying this Community Unit Plan, City/County Health Department is to approve the water and waste water systems.
 - 4.3 All privately-owned improvements, including street lighting, landscaping and recreational facilities, are to be permanently maintained by the owner or an appropriately established homeowners association approved by the County Attorney.

- 4.4 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
- 4.5 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 4.6 The County Clerk is to file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee is to pay the recording fee.

CONDITIONS FOR PRELIMINARY PLAT #01011:

Site Specific:

- 1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department office, the preliminary plat will be scheduled on the County Board agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Make the corrections requested by the County Engineer in his letter of March 29, 2002;
 - Access to South 134th Street to be relinquished except at Silverfox Lane. Will allow one agricultural access <u>only</u> to South 134th Street for Outlot A.
 - 2) All streets, roads and temporary turn-arounds to be constructed and surfaced to Lancaster County standards.
 - 3) Developer shall install all signage that is determined necessary.
 - 4) The flood plain limit shown on the grading plan has no relation to the existing contours. A flood study shall be performed to determine the actual flood plain limits.
 - 5) The flow rates from both culverts are to low. No information is provided on how these rates were determined.
 - 6) Access and development along "O" Street shall be reviewed by Nebraska Department of Roads since "O" Street is U.S. Highway 34.

- 1.2 Provide hydrologic and hydraulic analysis to determine the base flood elevation and boundary, to the satisfaction of the County Engineer and Watershed Management.
- 1.3 Show the flood plain delineation and elevation.
- 1.4 Note the abandoned rail line is also the bike trail.
- 1.5 Amend Note #18 to reflect the setback dimensions only.
- 1.6 Show all elevations in NAVD 88.
- 1.7 The conservation easements cannot be dedicated in the preliminary plat or special permit. It should note it will be deeded to a government entity or appropriate non-profit prior to building permits.
- 1.8 Show the name of the trees in the tree mass to be preserved.
- 1.9 Revise the legal to note Range 8.
- 1.10 Revise note #21 to specifically state lagoons will not be prohibited.
- 1.11 Revise the approval block for the Planning Commission to include the special permit.
- 1.12 Revise the approval block of the County Board to reflect the special permit, not the preliminary plat.
- 1.13 Revise the Surveyors Certificate to reflect standard language.
- 1.14 Show the adjoining roadways and street intersections.
- 1.15 Receive the approval the Lincoln Lancaster County Health Department on the water report.
- 1.16 Show the locations and direction of flow of the water courses.
- 1.17 Amend the street name of "O" Street to include Hwy 34.
- 1.18 Add a note to provide that the lowest floor elevation and any opening shall be certified as 1 foot above the determined flood plain elevation, during the building construction process.

- 1.19 Receive approval from the NDOR for the construction and use of S. 142nd St.
- 2. The County Board approves associated requests:
 - 2.1 Special Permit # 195 for the Community Unit Plan.
 - 2.2 A waiver to the sidewalk, street paving, street lights, landscape screen, and street tree requirements since the area is of larger lots, a rural nature and the subdivision will not be annexed.
 - 2.3 A modification to the requirements of the land subdivision ordinance to permit a block length in excess of 1320' along the east, west, north and south perimeter of this subdivision.

General:

- 3. Final Plats will be scheduled on the Planning Commission agenda after:
 - 3.1 Streets, street trees, water facilities, drainage facilities, temporary turnarounds and barricades, and street name signs have been completed.
 - 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 3.2.1 To submit to the County Engineer an erosion control plan.
 - 3.2.2 To protect the remaining trees on the site during construction and development.
 - 3.2.3 To submit to lot buyers and home builders a copy of the soil analysis and ground water report information.
 - 3.2.4 To complete the private improvements shown on the preliminary plat.
 - 3.2.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.

- 3.2.6 To relinquish the right of direct vehicular access to Hwy 34(O St) except for S. 142nd St. and to S. 134th St. except for Silver Fox Lane.
- 3.2.7 To maintain County roads until the County Board specifically accepts the maintenance.
- 3.2.8 To comply with the provisions of the Land Subdivision Ordinance\Resolution regarding land preparation.

Prepared by:

Michael V. DeKalb AICP Planner

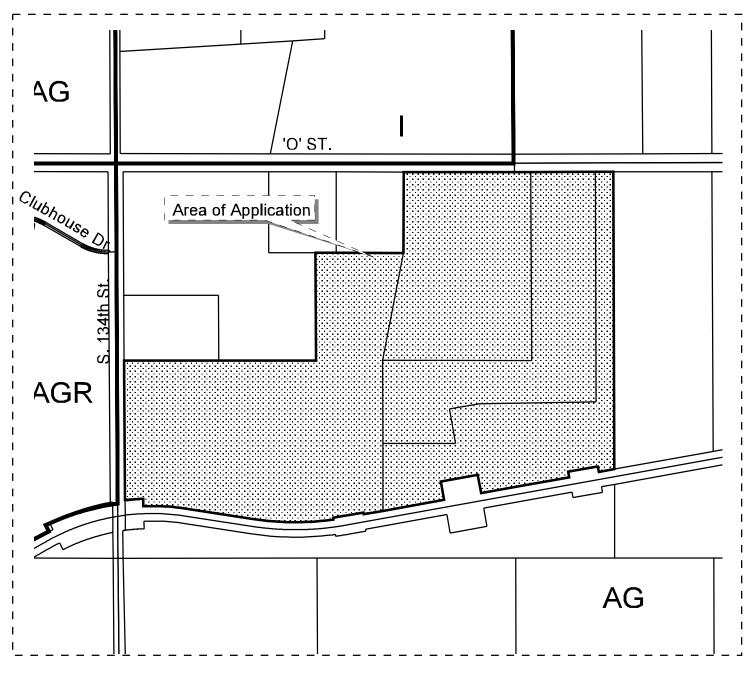
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County Preliminary Plat #02011 County Special Permit #195 Beaver Creek



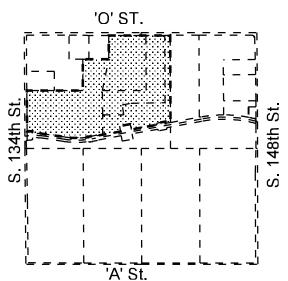
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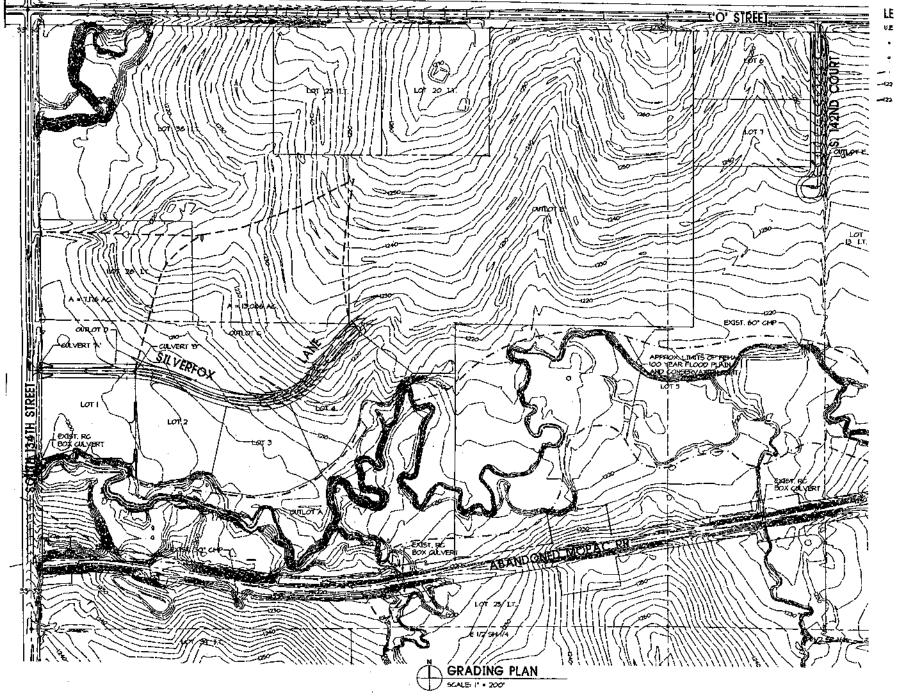
County Preliminary Plat #02011 County Special Permit #195 Beaver Creek

Industrial Park District

Zoning: R-1 to R-8 Residential District One Square Mile Agricultural District Agricultural Residential District Residential Convervation District AG AGR R-C O-1 O-2 O-3 R-T Sec. 28 T10N R8E Office District Suburban Office District Office Park District Residential Transition District Local Business District Planned Neighborhood Business District Commercial District Lincoln Center Business District Planned Regional Business District Interstate Commercial District Highway Business District Zoning Jurisdiction Lines Highway Commercial District General Commercial District Industrial District



County Preliminary Plat #02011 County Special Permit #195



BEAVER CREEK

COMMUNITY UNIT PLAN SPECIAL PERMIT #

GENERAL SITE NOTES

- LALL CONTOUR LINES SHOWN ARE NAVD '88.
- 2. ALL CURVILINEAR DIMENSIONS ARE CHORD DISTANCES UNLESS NOTED.
- 3. LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY UP TO 10 FEET.
- 4. EASEMENTS SHOWN THEREON ARE HERBY GRANTED IN PERPETUITY TO THE COUNTY OF LANCASTER, NEBRASKA, NORRIS PUBLIC POWER, ALLTEL COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS, TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPAIR, OPERATION AND MAINTENANCE OF WIRES, CABLES, CONDUITS, FIXTURES, POLES, PIPES, AND EQUIPMENT FOR DISTRIBUTION OF ELECTRICITY, TELEPHONE, DRAINAGE, AND APPURTENANCES THEREIN, OVER, UPON, OR UNDER THE EASEMENTS AS SHOWN ON THE FOREGOING PLAT. THE CONSTRUCTION OR LOCATION OF ANY BUILD STRICTIBLE, EXCLUDING FRICES, SHALL BE PROHIBITED.
- 5. A CONSERVATION EASEMENT IS HEREBY DEDICATED TO PREVENT ADDITIONAL BUILDINGS AND/OR IMPORT OF FILL MATERIAL WITHIN THE LIMITS OF "A". THIS EASEMENT SHALL NOT PREVENT THE CONTINUED USE, MAINTENANCE OR REPAIR OF THE EXISTING OPERATION/MAINTENANCE BUILDING AND DRILLOCATED IN OUTLOT "A".
- 6. A CONSERVATION EASEMENT IS HEREBY DEDICATED TO PREVENT CONSTRUCTION AND/OR IMPORT OF FILL MATERIAL WITHIN THE LINITS OF THE KONFLOOD PLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT ASSENCY, WITHIN THE LIMITS OF LOT 5. THIS EASEMENT SHALL NOT PREVENT 1 CONTINUED USE, MAINTENANCE OR REPAIR OF THE EXISTING DRIVENAY LOCATED IN LOT 5.
- T. CONSTRUCTION OR INSTALLATION OF ANY PENCE OR OTHER IMPROVEMENT THAT OBSTRUCTS DRAINAGE SHALL BE PROHIBITED.
- 8. ACCESS IS HEREBY RELINQUISHED TO 134TH STREET, EXCEPT AT THE INTERSECTION OF SILVERFOX LANE, OPERATION/MAINTENANCE BUILDING DRIVEN AGRICULTURAL DRIVENAY ACCESSING THE CUTLOT "A".
- 9. ACCESS TO "O" STREET IS HEREBY RELINGUISHED, EXCEPT AT THE INTERSECTION OF 142ND COURT, AND ONE AGRICULTURAL DRIVEWAY ACCESSING OF 182ND CO
- IO. INTERIOR ROADWAYS SHALL BE PRIVATE. A PUBLIC ACCESS AND UTILITY EASEMENT IS HEREBY DEDICATED ALONG SOUTH 142ND COURT AND SILVE LANE.
- II. ALL PRIVATE ROADWAYS SHALL BE CONSTRUCTED AND SURFACED IN COMPLIANCE WITH ROADWAY STANDARDS AS ADOPTED BY LANCASTER COUNT
- 12. ROADWAY RADII TO BE 20' UNLESS OTHERWISE NOTED.
- 13. A TEMPORARY 30-FOOT RADIUS TURNAROUND AND TYPE III BARRICADE, 22 FEET IN LENGTH, SHALL BE PROVIDED AT THE TERMINATION OF SILVERFLAME.
- 14. ONE RESIDENTIAL ACCESS SHALL BE PERMITTED PER LOT.
- IS ORIVEWAY CULVERTS, IN COMPLIANCE WITH COUNTY STANDARDS, WILL BE INSTALLED AT TIME OF INDIVIDUAL BUILDING PERMITS ARE ISSUED.
- 16, CULVERTS SHALL HAVE EITHER A CONCRETE HEADWALL OR FLARED END SECTION ON THE INLETS.
- IT. EASEMENTS SHALL BE DEDICATED ON FINAL PLATS FOR ALL CULVERTS THAT EXTEND OUTSIDE OF THE PUBLIC ACCESS AND UTILITY EASEMENTS.
- 18, SETBACKS SHALL CONFORM TO "AGR" ZONING DISTRICT AS FOLLOWS:

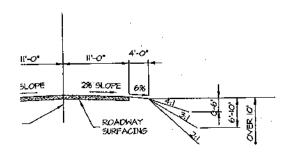
FRONT YARD -50 FEET

SIDE YARD -15 FEET

REAR YARD -LESSER OF 50 FEET OR 20% OF LOT DEPTH

- M. REQUIRED YARD SETBACKS REGULATE STRUCTURAL WALLS ONLY AND DO NOT RESTRICT OVERHANGS, PATIOS, DOOR SMINGS, WINDOW SMINGS, ETC., ENCROACHMENT INTO THE SETBACK AREAS.
- 20. DOMESTIC WATER SHALL BE SUPPLIED BY INDIVIOUAL WELLS CONSTRUCTED BY THE OWNER OF EACH RESPECTIVE LOT.
- 21. PRIVATE ON-SITE WASTEMATER TREATMENT FACILITIES SHALL BE LOCATED WITHIN THE LIMITS OF EACH LOT IN COMPLIANCE WITH REQUIREMENTS FORTH BY LANCASTER COUNTY AND THE STATE OF NEBRASKA. CONSTRUCTION OF EACH SYSTEM SHALL BE PRIOR TO, OR IN CONJUNCTION WITH CONST. OF EACH RESPECTIVE RESIDENTIAL DWELLING. ALL APPROPRIATE SOIL TESTS, APPLICATIONS AND INSPECTIONS SHALL BE THE RESPONSIBILITY OF FONDER OR ASSIGN.
- 22. ALL TREE MASSES WITHIN THE SITE ARE VOLINTEER, EXCEPT TREES PLANTED IN PROXIMITY TO THE RESIDENCE LOCATED IN LOT 5. THE DEVELOPE THEIR ASSIGNS RESERVE THE RIGHT TO REMOVE AND/OR RELOCATE TREES IN THE DEVELOPMENT, EXCEPT WITHIN THE LIMITS OF CUTLOT "A".
- 23, IT IS THE INTENT OF THE DEVELOPER TO FINAL PLAT LOTS 5, 6 AND 7 INTO ONE PARCEL AT THIS TIME. THE DEVELOPER RESERVES THE RIGHT TO : THE COMBINED LOT INTO THREE BUILDABLE LOTS AND CONSTRUCT SOUTH 142ND COURT AT A PUTURE DATE.
- 24. THE DEVELOPERS OF BEAVER CREEK ACKNOWLEDGE THE AGRICULTURAL ENVIRONMENT THAT CURRENTLY EXISTS IN THE VICINITY OF THIS DEVELOPED THEY FURTHER ACKNOWLEDGE THE ABILITY FOR THESE PERMITTED USES TO BE CONTINUED. LOT PURCHASERS SHALL RECEIVE A COPY OF THE LANCAS COUNTY ZONING REQUIREMENTS, INCLUDING PERMITTED LAND USES OF THE "AG" ZONING DISTRICT TO ADVISE LOT PURCHASERS OF LAND USES THAT M. ALLOHED ADJACENT TO OR IN VICINITY OF BEAVER CREEK ADDITION.
- 25. THE FOLLOWING WAIVERS TO THE LAND SUBDIVISION ORDINANCE ARE REQUESTED:
 - a) MAXIMUM BLOCK LENGTH ALONG THE NORTH, SOUTH, EAST, AND WEST LIMITS OF THE PLAT.
 - b) ORNAMENTAL STREET LIGHTS.
 - c) SIDEWALKS
 - d) STREET TREES
 - e) LANDSCAPE SCREENS

531 17 282



<u>APPROVAL</u>

THE PORESOING PRELIMINARY PLAT WAS APPROVED BY COUNTY PLANNING COMMISSION ON ______DAY OF _____

ATTEST

APPROVAL

THE FOREGOING PRELIMINARY PLAT WAS APPROVED BY COUNTY BOARD BY RESOLUTION



Design Associates of Lincoln, Inc.

Pershing Square 1609 'N' Street Lincoln, NE 68508

Phone: (402) 474-3000 • Fax: (402) 474-4045

March 25, 2002

Kathleen Sellman Lincoln-Lancaster County Planning Department 555 South 10th Street Lincoln, Nebraska 68508

RE:

Beaver Creek

Preliminary Plat and Community Unit Plan

134th and "O" Street

Ms. Sellman:

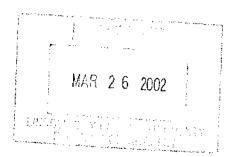
Attached please find the following documents for review of the referenced applications:

Boundary Survey
Site Plan
Existing/Proposed Grading and Drainage
Street Centerline Profiles
Aerial photo with soil types
Soil descriptions
Concept Development Plan

Beaver Creek is generally located south of "O" Street and east of 134th Street. The plat has frontage on 134th Street and "O" Street and is bordered on the south by the Mopac Trail and agricultural property on the east. The remaining boundary along the north and west limits abut acreage sites. The site contains 120.49 acres, exclusive of public right-of-way.

The Beaver Creek application includes a preliminary plat and community unit plan. Seven buildable lots and five outlots are proposed. Density for the development is based upon one dwelling unit per 20 acres consistent with the existing AG zoning district plus a 20% density bonus for preservation of the rural character of open fields, pastures and natural wooded areas.

Beaver Creek includes two private roadways, Silverfox Lane and South 142nd Court. Silverfox Lane extends east from 134th Street and provides frontage for Lots 1 through 4. This private roadway is designed to accommodate future development east of Lot 4. South 142nd Court extends south from "O" Street and provides frontage for Lots 5 through 7. The intersection of 142nd Court at "O" Street is



aligned with the driveway that currently serves the existing residence located in Lot 5. Access will be relinquished to 134th Street, except at the intersection of Silverfox Lane, maintenance building driveway and agricultural driveway accessing Outlot "A". Access to "O" Street will be relinquished, except at the intersection of 142nd Court, and one agricultural driveway accessing Outlot "B".

The plat has been designed with the rear lot line of Lots 1 through 4 along the drainage way top-of-bank. This lot configuration follows the northerly boundary of the FEMA 100-year flood plain and adjacent areas that appear to be susceptible to flooding based upon the existing topography. This lot configuration is proposed to eliminate construction and grading in the flood plain. The property located south of Lots 1 through 4 will be platted as a non-buildable outlot reserved for agricultural uses. A conservation easement will be dedicated on this outlot to prevent additional construction and/or import of fill material. The developer is proposing continued use of the building for operation and maintenance associated with agricultural uses.

The remaining three dwelling units, including the existing residence, are located in the easterly portion of the development. Two new lots are proposed along the west side of the private roadway, 142^{nd} Court. The developers are proposing conversion of the existing driveway to a private roadway in conjunction with final platting of Lots 5, 6 and 7. A conservation easement will be dedicated along the FEMA 100-year flood plain in Lot 5.

A concept development plan for the area being retained for an agricultural uses is included with this application. The concept plan assumes a future urban residential zoning and provides internal street connections to the adjacent acreage sites.

Site grading is minimal and is limited to the private roadways and drainage swale located along the common property line of Lots 1 and 2.

Domestic water and will be provided to each lot by individual wells. Wastewater treatment will be achieved by individual septic or lagoons systems. Wells and on-site wastewater treatment will be the responsibility of individual property owners.

Setbacks are proposed to be consistent the "AGR" zoning district that are:

- Front yard- 50 feet
- Side yard- 15 feet
- Rear yard- lesser of 50 feet or 20% of lot depth

The developers are requesting waivers of the following development standards:

- Maximum block length along the north, south, east and west limits of the plat
- Ornamental street lights
- Sidewalks
- Street trees
- Landscape screen

Please contact this office if you or your staff have any questions or are in need of any additional information.

Sincerely,

J.D. Burt For the firm

Attachment: Application for Preliminary Plat/Special Permit



Memo

To: Mike Dekalb, Planning Department

From: Mark Canney, Parks & Recreation

Date: April 1, 2002

Re: Beaver Creek SP 195

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have compiled the following comments:

- Pursuant to section 26.27.090 of the Land Subdivision Code, the requirements for street trees may be waived for lots in excess of one acre and located outside of the corporate limits. It is recommended that the requirements for street trees for this plat be waived at this time.
- 2. The Conservation group should be identified on the plan. (i.e. who will be holding the easement, who ends up with outlot A, is there a homeowners association or is each lot going to have undivided interest?).

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.

DON R. THOMAS - COUNTY ENGINEER



DEPUTY- LARRY V. WORRELL COUNTY SURVEYOR

2 - 2002

<u>ry</u>_ <u>Engineering</u> <u>Department</u>

DATE:

March 29, 2002

TO:

Mike DeKalb

Planning Department

FROM:

Larry V. Worrell

County Surveyor

SUBJECT:

BEAVER CREEK

PRELIMINARY PLAT & C.U.P.

Upon review, this office would have the following comments:

- Access to South 134th Street to be relinquished except at Silverfox Lane. Will allow 1) one agricultural access only to South 134th Street for Outlot A.
- All streets, roads and temporary turn-arounds to be constructed and surfaced to 2) Lancaster County standards.
- Developer shall install all signage that is determined necessary. 3)
- The flood plain limit shown on the grading plan has no relation to the existing 4) contours. A flood study shall be performed to determine the actual flood plain limits.
- The flow rates for both culverts are too low. No information is provided on how 5) these rates were determined.
- Access and development along "O" Street shall be reviewed by Nebraska 6) Department of Roads since "O" Street is U.S. Highway 34.

LVW/DP/rln SUBDIV,WK/Beaver Creek Prelim & CUP.wpd



To: Michael V Dekalb/Notes@Notes cc: Chuck A Zimmerman/Notes@Notes

Subject: Beaver Creek - Prelim Plat and CUP - County SP 195

We have reviewed the above referenced project and have the following comments to offer:

1. A portion of this plat is within the 100 year flood plain. A flood plain development permit is required prior to any development, including grading, street and utility improvements, within the flood plain and/or floodway. Compliance with Section 404 of the Federal Water Pollution Control Act Amendments of 1972 is required prior to flood plain development permit approval. No development or substantial improvements may be permitted within the flood plain unless the applicant has demonstrated that the proposed development or substantial improvement, when combined with all other existing and reasonable anticipated developments or substantial improvements, will not increase the water surface elevation of the 100 year flood more than one foot at any location.

2. General Note No. 18 specifies setbacks to conform to AGR zoning district and specifies 50' front, 15' side and the lesser of 50' or 20 % of the lot depth for the rear yard setback. We will read this that the specific 50' front yard will control and that the 80' maximum front yard provision of the AGR district will not apply.

PUBLIC WORKS AND UTILITIES DEPARTMENT WATERSHED MANAGEMENT

MEMORANDUM

To: Mike DeKalb

Cc: Nicole Fleck-Tooze, Dale Stertz, Jon Trombino

From: Ben Higgins Date: April 2, 2002

Subject: Watershed Management comments on Beaver Creek

Listed below are Watershed Management comments on the Beaver Creek Preliminary Plat and Community Unit Plan. Comments are based on a three-sheet plan set from Design Associates stamped March 26, 2002 by the Planning Department.

Please look over comments and call me regarding any concerns and questions.

- 1. The approximate zone A boundaries from FEMA shown on Sheet 2 of 3 are unacceptable due to their inaccuracy. This is evidenced by the zone A flood plain delineations crossing several contours. A detailed hydrologic and hydraulic analysis is required to determine the base flood elevation and boundary.
- 2. The elevations provided for the culverts on sheet 2 of 3 need to be shown on the same datum as the contours. Provide necessary input data on the culverts, such as Tc, CN, design flow, frequency, etc. The tailwater information shown is a relative number not an elevation, show the elevation of the tailwater using contour datum (NAVD 88).
- If a conservation easement is desired, than it needs to be given to a government entity through an easement document that includes a legal description.
 Otherwise it should be listed on the preliminary and final plat as a drainage easement or outlot.